

BOARD OF ZONING APPEALS
MINUTES
April 25, 2006

The regular meeting of the Board of Zoning Appeals of the City of Wichita, Kansas was held at 1:30 p.m., on April 25, 2006, in the Planning Department Conference Room, Tenth Floor of City Hall, 455 N. Main, Wichita, Kansas.

The following board members were in attendance:

ERMA MARKHAM, BICKLEY FOSTER, JAMES RUANE, DWIGHT GREENLEE, STEVEN ANTHIMIDES, JUSTIN GRAHAM, and JOSHUA BLICK arrived at 1:34pm

No board members were absence.

City of Wichita staff present:

HERB SHANER – Office of Central Inspection present.

SHARON DICKGRAFE – City of Wichita, Law Department

The following Planning Department staff members were present:

JESS MCNEELY, Secretary.

YOLANDA ANDERSON, Recording Secretary.

DALE MILLER, Current Plans Manager

FOSTER First item on the agenda is the minutes of March 28, 2006. If there is no request for changes, I will ask that we approve the 3/28/06 minutes.

MARKHAM Moved

GREENLEE Seconded

FOSTER Moved by Ms. Markham and seconded by Mr. Greenlee to approve minutes. Any discussions? Call a motion; all those in favor say aye?

Motion carried 6-0 unanimously

FOSTER Are we ready to hear the first case BZA2006-23 staff report by Jess McNeely? It is a variance for a roof sign at the Learjet facility.

McNEELY Good afternoon, Jess Mcneely, our first case today BZA2006-23 is a variance request to the sign code to permit a roof sign which will be visible from aircraft at the Learject facility. The site is zone LI (limited Industrial) and is an aircraft facility. This is an aerial of the site.

BACKGROUND: The application area is a 53-acre platted and developed site, zoned “LI” Limited Industrial, located north of Learjet Way and east of Tyler, adjacent to the Mid-Continent Airport. Learjet Way is a re-named portion of Harry Street. All surrounding property is zoned LI; manufacturing and warehousing uses exist north and west of the site. The Mid-Continent Airport exists south and east of the site. Southwest of the Tyler/Harry intersection is an “SF-5” Single-family Residential zoned public golf course.

The sign code prohibits roof signs in the LI zoning district. The applicant seeks a roof sign on top of a flat-roofed manufacturing building; the proposed sign is approximately 35 x 210 feet in size. Please see the attached graphics and letter. The sign's purpose is identification from the perspective of aircraft only; the sign would not be visible from the ground or surrounding properties.

The variance requested is to Section 24.04.196.4. of the Sign Code to permit a roof sign, visible from aircraft only, at the Lear Jet Facility.

ADJACENT ZONING AND LAND USE:

NORTH	"LI" Limited Industrial; manufacturing and warehousing
SOUTH	"LI" Limited Industrial; airport
EAST	"LI" Limited Industrial; airport
WEST	"LI" Limited Industrial; manufacturing

The five criteria necessary for approval apply to all variances requested.

UNIQUENESS: It is the opinion of staff that this property is somewhat unique, inasmuch as the facility manufactures aircraft adjacent to the airport, with a desire to identify the facility to aircraft. Likewise, the proposed signage is unique in that it is proposed for identification from aircraft only, not from ground view.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners, inasmuch as the sign will not be visible from surrounding properties or streets.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the sign regulations will constitute an unnecessary hardship upon the applicant, given the applicant's desire for identification by aircraft.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest, inasmuch as the signage will not be visible from ground view, and will only be visible from aircraft.

SPIRIT AND INTENT: It is the opinion of staff that granting the requested variance would not oppose the general spirit and intent of the Sign Code inasmuch as the signage will facilitate identification by aircraft, while the sign code regulations are based on visibility from ground view.

RECOMMENDATION: It is staff's opinion that the proposed signage is appropriate. Should the Board determine that conditions necessary for granting the variance exist, then it is the recommendation of the Secretary that the variance to permit a roof sign in "LI" Limited Industrial zoning be GRANTED, subject to the following conditions:

1. All signage on the subject property shall conform to the requirements of the Sign Code except that there be a variance granted to permit a roof sign on building #6 of the Bombardier Learjet manufacturing facility.
2. The roof sign shall not be visible from ground view.

3. The sign permitted by the variance shall be placed in the general location illustrated on the approved site plan and shall be of a design and size conforming to the approved elevation.
4. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year of the granting of the variance, unless such time period is extended by the BZA.
5. The resolution authorizing this variance may be declared null and void upon findings by the Board that the applicant has failed to comply with any of the foregoing conditions.

Staff has recommended approval of the signage under the following conditions. Are there any questions of staff?

FOSTER There are any questions from the board members? Do I assume the City would not allow you to take a picture from a plane?

McNEELY Not an option.

FOSTER Now we will call on the applicant, then we will call on anyone wishing to speak.

Tracey Dexter, on behalf of Bombardier Learjet, we are located at 1 Learjet Way, Wichita, Kansas. David Vernia with George Lay Sign Company, we are at 1016 N Waco, Wichita, Kansas.

FOSTER Do you have anything to add, right?

VERNIA Not really.

FOSTER Do you agree with the conditions that have been presented by staff?

VERNIA Yes.

FOSTER Does any of the members have any questions? Is anyone else here to speak regarding this case?

FOSTER All right, I will confine the discussion to the board and what are your thoughts?

RUANE I moved the board to accept all the findings of fact as set forth in the secretary report and that all five conditions set out in section 2.12.590B of the City Code as necessary for the granting of a variance have been found to exist that the variance be granted subject to the conditions set out in the secretary report.

GREENLEE Seconded.

FOSTER Moved by Ruane, seconded by Greenlee is there any discussion? Are you ready to vote on it? All in favor say aye?

MOTION CARRIED 7-0

FOSTER We will now hear agenda item 3 case BZA2006-0026, it is a variance for additional sign on property zoned GO (General Office). Jess will you present the case?

McNEELY This is BZA2006-26 is a variance request for of two items of the sign code, this is on property zoned GO (General Office) to increase the maximum number of permitted ground signs for a business from 1 to 2.

BACKGROUND: The applicant is requesting two variances. One variance is to increase the number of permitted signs for a business from one to two; the second variance is to increase the maximum area of a ground sign from 32 square feet to 36 square feet. The sign is for a planned Galichia Heart Hospital emergency facility on the site. The site already houses the Galichia Heart Hospital, and the Galichia Medical Group, each with existing signage. The applicant identifies the need for directional signage for a new emergency facility (see the attached letter) on the south side of the site, with proposed signage at the southwest corner of the site (see the attached site plan).

The site is zoned “GO” General Office which permits ground or pole identification signs for each business on a zoning lot with an area of up to 32 square feet each, provided that each sign must be separated by a distance of at least 150 feet along the street frontage. Additionally, the total area of all ground or pole identification signs on a zoning lot is limited to one-half square foot per lineal foot of frontage, which computes to a total of 290 square feet of ground or pole identification signs permitted on the subject property. This site previously received a sign code variance (BZA2001-21) permitting the two existing ground signs on the site at 96 square feet each (three times the normal permitted size). The GO zone permits unlimited directional signage on the site, but limits the directional signage to six square feet each. The site is currently using such a directional sign, identifying the site as not having emergency services. Because the requested sign exceeds the six square-foot directional sign limits, the requested sign would be the second sign for the Galichia Heart Hospital, creating the need for the requested variance.

Surrounding property to the south, east, and west is developed with single-family neighborhoods. North of the site is vacant or developed with other medical uses. Southwest of the site is a large office use. The existing single-family residences in the area are oriented such that they face away from the proposed signage.

ADJACENT ZONING AND LAND USE:

NORTH	“GO” General Office; Vacant, medical services
SOUTH	“SF-5” Single-family Residential; Single-family residences
EAST	“SF-5” Single-family Residential; Single-family residences
WEST	“TF-3” Two-family Residential; Single-family residences

The five criteria necessary for approval as they apply to variances requested.

UNIQUENESS: It is the opinion of staff that this property is unique, inasmuch as the proposed signage is for an emergency facility on a large office site with two existing business, along a heavily traveled arterial street. A site this large could house numerous businesses, and each business would be allowed separate signage within square footage limits.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested for an additional sign per business, for an emergency directional sign, will not adversely affect the rights of adjacent property owners, inasmuch as no surrounding properties directly face the proposed sign.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the sign code would constitute an unnecessary hardship upon the applicant, inasmuch as a six square foot directional sign may not be sufficient for an emergency facility at a large office site along a heavily traveled arterial street.

PUBLIC INTEREST: It is the opinion of staff that the requested variance for an additional sign per business would not adversely affect the public interest, inasmuch as the additional emergency directional sign would serve in the community health/safety interest.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the requested variance for a second sign per business would not oppose the general spirit and intent of the Sign Code inasmuch as the signage will make it easier to locate the emergency facility, and it is a directional sign in nature with no business name. Provided that the requested sign does not exceed the size of signs normally permitted in the "GO" General Office zoning district, which should be sufficient.

RECOMMENDATION: It is staff's opinion that the requested additional sign would be appropriate for identification of an emergency facility on a large office lot along a heavily traveled arterial street. Considering that this site received a previous variance to significantly increase the size of two ground signs, it is staff's opinion that this sign variance does not need to exceed the sign code limitation of 32 square feet per sign. The applicant's request for a 36 square foot emergency directional sign is only four square feet over the permitted sign size for GO zoning. Should the Board determine that conditions necessary to the granting of the variance exist, then it is the recommendation of the Secretary that the variance to permit an additional sign per business, for an emergency directional sign, be GRANTED, subject to the following conditions:

1. The site shall be developed in substantial conformance with the approved site plan and elevation drawings.
2. The applicant shall submit a site plan and sign elevations to planning staff no later than 60 days after approval of the variance. The site plan and elevations require approval by planning staff, and shall demonstrate that the sign conforms to the Sign Code except that it is a second sign for one business.
3. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year of the issuance of the sign permit, unless such time period is extended by the BZA.
4. The resolution authorizing this variance may be declared null and void upon findings by the Board that the applicant has failed to comply with any of the

No housing directly faces the sign. The applicant shall provide site a plan and elevation for the monument sign along with all permits. Are there any questions?

RUANE Are they entitled to a 32 foot square sign given that it is a third business or not?

McNEELY They are not entitled to a third sign being that this is not a third business. If this was a third business, then they would be restricted to a 32 square foot by the sign code.

RUANE The variance is from the 6 square foot sign to the 36 square feet?

McNEELY There are several ways to approach this variance. We chose to approach this as a request for a second sign. The variance could exceed the size of directional signage square feet. We chose instead to approach this as an additional sign for a second business, of course it would be restricted to the elevations approved by staff submitted by the applicant.

MARKHAM I have a question about the illuminations of the sign. Is this an illuminated sign for directional signage? Is this an off and on light or a continuous light and would the normal directional will it also be illuminated.

McNEELY As I understand a directional sign, it cannot be internally illuminated. The request of the monument sign would be internally illuminated. You can ask the applicant the specific questions.

MARKHAM A continuous illumination off and on or flickering light.

DICKGRAFE Not an LCD type, but this is a continuous illuminated sign?

MARKHAM Will the heart of the emergency room be attached to the present building?

McNEELY Yes, the emergency room will be physically connected to the existing building.

FOSTER Any other questions? I will call the applicant to come to the podium please give your name and addressed.

My name is **Tom Nester**. I am the chief executive of the Galichia hospital. We are opening an emergency room in about a month. The hospital has been opened about 5 years. We are an 82 bed licensed general hospital even though we are called a heart hospital. We are a regular hospital. We see about 50 patients a day. The way a campus is laid out is the emergency room is on the south side of the campus. The sign for the hospital entrance is now on the north side campus. We are concerned about directing people coming to our hospital to the proper area for the emergency room of the hospital to get them there as quick as possible. I did have a chance Thursday evening to meet with the homeowner association that is directly south of the hospital, Comotara home owner's association and discuss it with their board and they unanimously approved a resolution supporting the signage. I have not met with the homeowner association that is to the east. Michael Bankston is here from Tri-Mark to answer question about the signage.

BANKSTON passes out a handout of the monument sign.

FOSTER Has the staff received what you are giving us? You have the site plan and the drawing. Does the staff have a copy of this handout?

BANKSTON No, I do not believe so.

FOSTER We have some rules about this.

BANKSTON I understood that I could pass it out but I apologize if I cannot.

FOSTER Do you have an extra copy for staff?

McNEELY I need a copy for our files. Bankston gives Jess a copy.

FOSTER Why go from 32 feet to 36 square feet?

NESTER That is a question Mr. Bankston should answer as he designed the sign.

Michael Bankston, TriMark signworks, 319 S Oak. When I was contacted about the signage, the question was how do we get patients from Woodlawn across the campus 700 feet to the emergency center quickly was the challenge. What we put together as you can see in the drawing that is submitted where you see the three signs side by side. We wanted to get essentially signage that would fit the existing landscape; also we wanted to point to where the emergency entrance is located. We came up with 36 square feet. The existing signs are 12 feet in width. I wanted to keep continuity among the signs. Another more urgent nature was a height of copy that could be read easily from the street. We picked a 10-inch letter with a wide stroke and we made the background contrast strongly so that the 10-inch high letter could be read from 250 feet away. With new patients coming in with an emergency, we did not want them to pull into the wrong entrance. Those are the reasons we picked the 36 square feet in order to get the emergency vehicle to the right area of the hospital with ease.

FOSTER In your analysis, you are saying 250 feet from where? How far from where?

BANKSTON Conventional wisdom in the sign industry, if you have a 10 inch high letter with a wide stroke then you are going to be able to read that letter from 250 feet away.

FOSTER Is there anything else that you want to present?

BANKSTON The second drawing in the site drawing we have 600 feet of linear frontage across the property with two main entrances to get patients into. The bigger concern is how to get the emergency vehicle weaved through to the back half of the hospital campus.

FOSTER Give us a minutes to review the handouts? Has everyone had a chance to review?

MILLER To answer Ms Markham's question, any signage in the GO has to be limited to indirect or internal of white light only without flashing or moving mechanisms.

FOSTER Does any one have a question for Mr. Bankston or Mr. Nester?

RUANE Lets talk about the lighting of this sign.

BANKSTON Everything you see will be internally illuminated. It does not have any flashing or moving parts to it. In the daylight hours, you will see it as it appears. The

nighttime view of this sign, we are using a translucent plexi-glass for the face so it would appear red at night with white letters.

FOSTER May I assume that only the letters or lighted or is the whole thing lighted?

BANKSTON The background red at night is illuminated. We use a translucent vinyl film to achieve that red color so it is not red light it is illuminated with white florescent bulbs from the inside but that part on the top will illuminate. The bottom part of the base will not illuminate.

FOSTER May we assume that is a logo on the lower part?

BANKSTON Yes sir, that is Galichia Heart Hospital logo. We proposed to Galichia Hospital was to break up some of the space on the pole cover, if you will, was to put a color on color and a faded out image of their logo.

FOSTER Compare this to the other two sign in size again please?

BANKSTON The two signs existing are 96 square feet each on the top half of that sign. This sign is 3 x 12, 36 square feet on the top portion of the sign. You can see the three signs lined up to scale.

FOSTER So this sign as indicated as sign number 3 is about 55% of the size of the other two?

BANKSTON That is correct.

FOSTER Do we have any one here to speak on this case, who is the spokes person among you? Or who wants to be first. While you thinking about that question, Jess can you come back to the podium, Ruane has a question.

RUANE Do we have two identical requests for variance? Or do I just have two copies?

McNEELY The request is only the one monument.

DICKGRAFE One site but two variances.

McNEELY One sign with two variances, one to allow the sign which would not be permitted by right. The seconded would be to exceed the 32 square foot limit and they are requesting 36 square feet.

RUANE That's a product of the viewpoint of this being an existing business. If on the other hand this were viewed as a directional sign what variance would be sought?

DICKGRAFE They would be limited to 6 feet.

McNEELY If they were to seek a variance of a directional sign it would be exceed the size limitation and to internally light a directional sign.

FOSTER Have you decided who will to speak? Please come to podium give your name and address.

My name is **Sharon Nadlicki**, 2713 N Cranberry, Wichita, Kansas. We live behind Galichia hospital and the land that is currently being developed by Mark Hutton. We have been residents about 15 months. My husband and I moved here from the island of Guam. We purchased the house behind Galichia hospital. I do not oppose anything they want to do to improve the quality of life for the citizens of this community. However, having purchased a home behind the land that is being developed has been a heartache for my husband and I because of drainage issues that have not been resolved. So I stand before you here today to say even though I have a great deal of heart and compassion for those who seek the services of Galichia Hospital. I do not feel that one more stick, one more piece of plastic, one more piece of rock, or one more piece of iron should be put behind the development of Waterford III until these drainage issues are resolved.

I have two letters that I would like to read that illustrates my point.

FOSTER Jess put up the slide of the site area and she can show us where she lives. Point to where you live please.

NADLICKI This is our house here and this is where the run off is. Before the ice storm, we were moving in and we were having our house painted and the call was "You have a problem" when you move from as far as we have moved and someone working on your house calls you with those words you do not want to hear it. So we ask them to write an explanation. This letter is per our conversation regarding the flooding of your back yard at 2713 Cranberry, Wichita, Kansas. While we were making repairs to your house, flooding came up to the middle of your back yard during a light rain. This was before the ice storm. This letter was from Burns home improvement on their letterhead written by the owner. The second letter is from Attorney Harold Pickler, a neighbor, two doors over from us. He has gone before the homeowners association to address this problem. This is what he wrote, "here are my thoughts feel free to edit as you see fit. The construction activity at Galichia has significantly altered the overall drainage runoff. However it also contributes to a more serious existing problem. The retention pond is designed to overflow at the north boundary of the Galichia property and from there drain to the north. At the same time, the north parking lot drains into a storm drain which runs generally east to an outlet approximately of the same location as the retention pond outlet. During periods of heavy rains, the volume and the velocity of water from both outlets converge and empty into the undeveloped land north of Galichia property. The immediate problem is there is no adequate channel to carry this water to the north end of the Waterford III development. The result is substantial pooling along the west boundary of Waterford III which causes backyard flooding for some home owners and additional but longer term is that the drainage easement at the north of the Waterford III might become over burdened with the Galichia drainage because it also drains area of Sycamore Village, Waterford North, and east of Waterford III.

The bottom line is we get about 20 acres of runoff that flood our backyards prior to the development of the emergency section of Galichia's hospital. We have invested in your community and we are heartbroken and we have talked to about 15 people, I would implore that you secure the infrastructure of a community. Especially if you have a national disaster or 911 situation, it is important that the area of drainage and securing subdivision is a high priority. Thank you very much.

FOSTER Do you have any objection to the emergency signage?

NADLICKI No, I do not object to the signage.

FOSTER You said you have talked a number of people. You know this board does not have anything to do with the drainage part. I understand your problem. Have you talked to the storm water division in the Public Works division?

MILLER I can give you the name of the storm water engineer, Scott Lindebak, or I can take your name and number to have him call you. He works for Jim Armour who works for Chris Carrier is the hierarchy. In terms of identifying a solution as to what you describe these are the three people that need to look into your situation and come up with potential solutions.

FOSTER Is there anyone else here to speak? Do you all have other issues that you want to discuss about the sign or are you here because of the drainage? You just like to come to meetings. How many of you are neighbors to Galichia? Is anyone of you living within a 100 feet of Galichia? One. Is there anyone else desiring to speak on this matter? Do you have the information you need to talk to someone in Public Works? That is how you do it in this City. The position was recently changed and you need to start with Scott in Public Works. There is a process and you need to go through it to get your problems resolved.

FOSTER We will now confine the conversation to the board members.

ANTHIMIDES I have a question about the emergency signage and the distant between that and the Galichia medical sign, and the distance between the two if you are driving south bound will, it get over shadowed by the other sign in front of it driving southbound?

FOSTER Jess, is there any obstruction from the other two signs that would impose a problem in seeing the new sign?

McNEELY I am not aware of any problem and whether it would or not. If you like to ask the applicant and the agent maybe they can answer the question for you.

FOSTER Mr. Bankston, do you want to address that question?

BANKSTON The distance of 105 feet is adequate for the distance for that signage. That is enough room to get that sign in if you saw the earlier photos all the utilities in that area are quite substantial. So, that is one of the reasons for the lower signage so it can be seen from both sides of the sign.

ANTHIMIDES Is there any hedgerow there?

BANKSTON There are some hedgerows but we are limited and land locked in that spot. If we went to the north of that drive, we would be to close to the other sign to be seen.

FOSTER We have a letter from a neighbor named Mark and JoAnn Blackmore dated April 25, 2006.

ANTHIMIDES Where is this neighbor located? Jess, can you point out where 2613 N Cranberry is?

McNEELY Here is where Cranbrook is located.

FOSTER Where is the sign going in at?

FOSTER That is considerable distance from that neighbor, about a half block maybe.

McNEELY About 1000 feet.

FOSTER I do not have any problem with the signage. I like to point out the nature of this facility. You want to get them their quickly and help them find it.

RUANE This seems like a small exception to this variance request if you consider this as a second sign. I think the purpose of the sign is to direct people to the emergency services. I am trying to evaluate in terms of the real difference we are asked to approve between the 36 square feet or 32 square feet sign.

FOSTER Why did not the call it an “emergency room” instead of the “emergency entrance.

RUANE It is the difference between 32 and 36 that they are asking from and it is rather a small incremental request. You have to define it as an additional sign instead of a directional sign.

FOSTER I am ready to believe the architect on this because they understand how far the visibility will project for the traffic.

GREENLEE I move that the Board accept the finding of the recommendations set forth according to the conditions set out in the secretary’s report

MARKHAM Second

DICKGRAFE There are two variances here, for the second sign and then one for the size of the sign.

FOSTER We do have a motion by Greenlee and a seconded by Markham to approve the secretary’s report for a 36 square foot sign for both conditions. Any discussion?

FOSTER We do we have a motion.

Motion **6-1 Ruane opposes.**

FOSTER You all can leave now or stick around for our report from Herb Shaner

Herb Shaner, Office of Central Inspections, 455 N Main. We had a question brought up about the youth sports at 29th and Greenwich road and where that was headed. On the 12th of April under City Council brief in the Wichita Eagle, the council approved the complex and they were looking for more money. The Central Plains Youth Sports will raise funds and build the project in phases. Construction is scheduled to begin late this year with first fields expected to be open spring of 2007. That is where we stand with the sports complex.

Now on the School board property where they have asked permission for going into the setbacks with parking lots and landscaping. I contacted their landscape architect on the 29th of March, Julie Headrick. She was surprised that nothing was done. She advised that she would start beginning with the oldest plan first. That was a month ago and as of today nothing has been completed yet on those three locations being Price Harris, Lincoln Elementary, and White Elementary. They have flags out at the Price Harris location now, little yellow and orange flags, as of 11:00am today. Nothing else on the other two locations as of today and I will give her another call to find out what the timelines are on those and get back with you next month.

FOSTER I made the comment on a case last month regarding a storage facility. I thought about it and I think Ms. Dickgrafe was right. I want her to know that she is right. The driveway is not deep enough to literally park a vehicle, and the vehicle would be parked over an existing or future sidewalk. Fifteen feet is not enough to park a vehicle. We will make it a point in the future to make certain that it not be used for that purpose.

DICKGRAFE I have provided to Jess a recent court opinion since Mr. Foster advised that I keep the Board informed regarding the Gump monument; it was a cell tower/monument that was proposed south of Eastborough and south of Kellogg. It came before this Board a couple of years ago and the variance was denied and the MAPC denial was appealed to the court of appeals, but the denial was upheld by the court of appeals.

FOSTER Do we have any thing next month?

McNEELY Yes, Galichia Hospital will be back for signage that will go above the entrance to the emergency room, they propose internal white lighting be included in that signage.

FOSTER Do you have any clue why the other people were here today?

McNEELY Yeah, they called and the only problem they have is the drainage.

FOSTER I apologize for taking the time of the board but under the circumstance to give her a short forum to the address the problem. The gentleman I thought was an architect is actually a staff that is designing the signs.

RUANE I do not know if he designs the sign only that he sells them.

FOSTER They have distance measurement charts that can tell you how far lettering is visible.

GREENLEE Jess, can you make certain they provide the handout with the mail out.

McNEELY Yes, they were advised. I want to point out that the information was basically the same as provided, other than he desired to show the 3 signs in a row.

GREENLEE In this case there was not much difference.

FOSTER We should take the time to read it.

RUANE We have two options, we do not have to stop the meeting and read what they want us to. We could not take out any time in the meeting due to a handout. If you are not going to do that you have to allow time to read the materials.

FOSTER Do I hear a motion to adjourned

MARKHAM So moved

GREENLEE Seconded

MOTION CARRIES 7-0

Adjourned 2:45pm ***Ms. Markham will but out of town during next meeting May 23, 2006